



City of San José, Housing Department

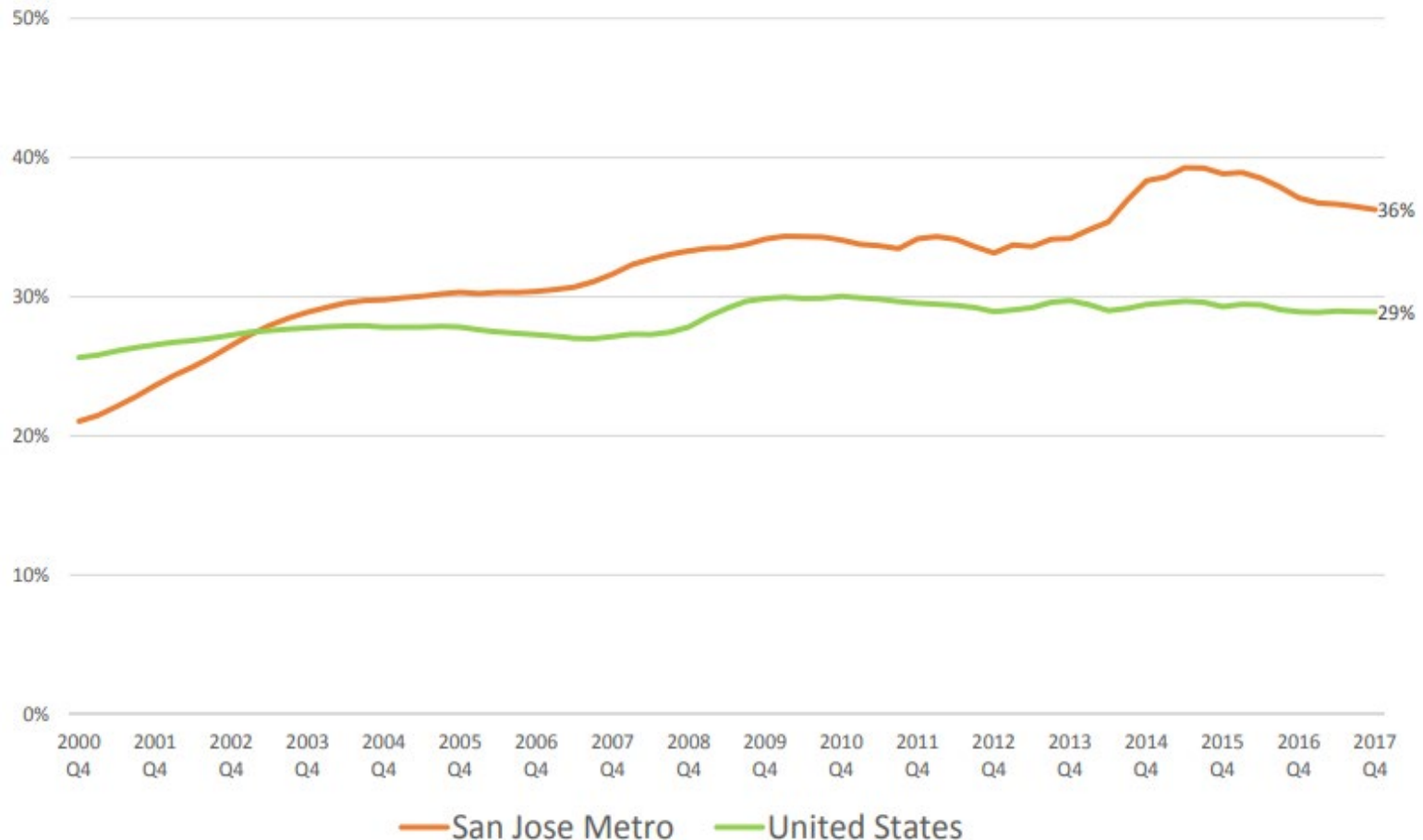
Rent Stabilization Program

Rachel VanderVeen Deputy Director

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Housing Trends

San José Renters Spend 36% of their Income on Rent
compared to the 29% National Average



Apartment Rental Housing Stock in San José

39,009 Rent Stabilized apartment units

Subject to the Apartment Rent Ordinance (ARO) & Tenant Protection Ordinance (TPO)

48,991 Non-rent stabilized apartment units

Subject to the Tenant Protection Ordinance (TPO)

11,074 Exempt

Affordable housing, owner occupied

99,074 Apartment units for rent

Apartment Rent Ordinance (ARO)

Rent Cap

- **5% once a year, every 12 month**
- **With additional pass throughs allowed upon approval with the Program through Petitions**

Rent Limit Determination

- **Council Approval**

Rent Limits Enforced

- **Complaint based**
- **Rent registry**

Workload Summary 2017-2018

162 **Petitions Filed**

5,615 **Inquiries Addressed**

533 **Inquiries in other languages than English**

18 **Public Meetings held on Ordinance changes**

30 **Community Outreach events**

Why is this Important



Overview of Apartment Rent Ordinance (ARO)

1



**Limits the rent
increases to 5%**

2



**Petitions filed by
Tenants &
Landlords**

Rent Registry Launch

The registry will be used to collect rent information on rent stabilized units and help monitor rental activity.



Overview of Tenant Protection Ordinance (TPO)

- 1 Requires noticing to Tenant and Rent Stabilization Program
- 2 One of the 13 just cause reasons must serve as the basis of the notice of termination

The screenshot shows a web form titled 'Form Center' for the 'Online Notice of Termination of Tenancy'. The form includes a search bar, a login/registration notice, and several sections for data entry:

- RENTAL PROPERTY INFORMATION:** Fields for House Number*, Street Name*, Street Type (dropdown), Apt/Unit #*, and Zip Code*.
- JUST CAUSE FOR EVICTION OR TERMINATION OF TENANCY:** A dropdown menu to select a just cause, with a note that 8-12 reasons require relocation benefits.
- Date of Notice of Termination of Tenancy*:** A date input field with a 'mm/dd/yyyy' placeholder.
- COPY OF NOTICE OF TERMINATION OF TENANCY:** A section for uploading a PDF copy of the notice.
- SUPPORTING DOCUMENTATION*:** A 'Choose File' button and a 'No ...sen' option.
- SIGNATURE:** A declaration statement followed by fields for First Name*, Last Name*, Address1, and Address2.

13 Just Causes under TPO

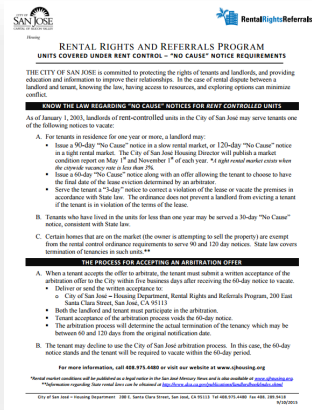
1. Nonpayment of rent
2. Material or habitual lease violation
3. Damage to the apartment
4. Refusal to sign a new agreement
5. Nuisance behavior
6. Refusal of access to the apartment
7. Unapproved holdover subtenant
8. Criminal Activity
- 9. Substantial rehabilitation**
- 10. Ellis Act removal**
- 11. Owner move-in**
- 12. Order to vacate**
- 13. Convert an unpermitted unit for permitted use**

Requires
Relocation
Assistance

Overview of Ellis Act Ordinance

Removal of apartments from the rental market

1



**Create a
standardized &
formal process for
issuing notices**

2



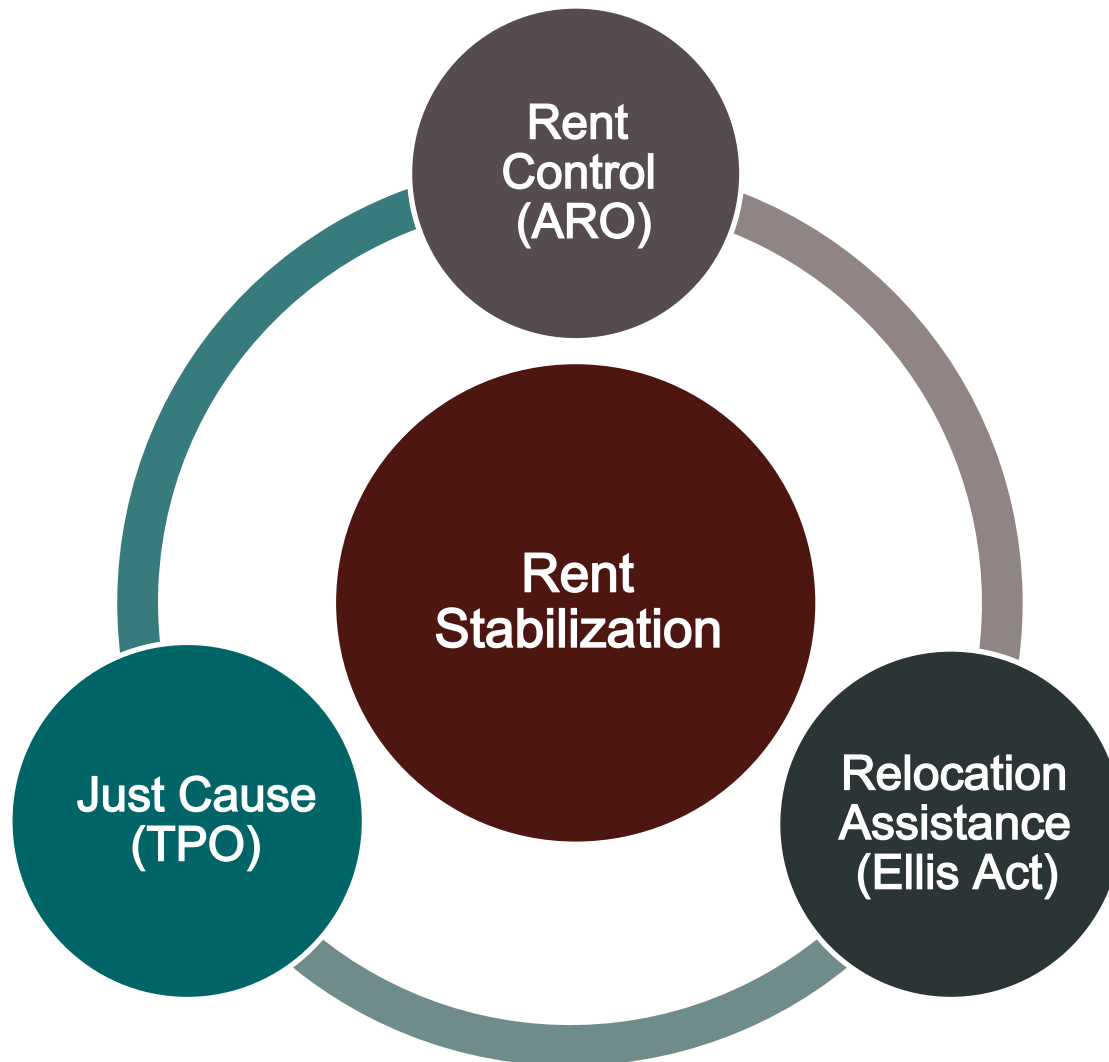
**Provide relocation
benefits & services
to tenants**

3



**Re-control if new
apartments are
built**

Interdependencies





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Rachel VanderVeen• Deputy Director

Rachel.Vanderveen@sanjoseca.gov